

**2.      ZONING BY-LAW AMENDMENT FILE Z.08.070  
         MOEZ AND ZEENAT WALJI  
         WARD #4**

**P.2008.5**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.08.070 (Moez and Zeenat Walji) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

On January 16, 2009, a Notice of a Public Meeting was circulated to all property owners within 120m of the subject lands. As of January 28, 2009, no written comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

**Purpose**

The Owner has submitted an application to amend the Zoning By-law, specifically By-law 1-88, on the subject lands shown on Attachment #1, to permit the additional use of a veterinary clinic (with accessory pet grooming) within Units #6 and #7 (approximately 325m<sup>2</sup>) on lands zoned EM1 Prestige Employment Area Zone, as shown on Attachment #2. The EM1 Prestige Employment Area Zone does not permit a veterinary clinic use.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located east of Keele Street at the northwest corner of Steeles Avenue West and Tandem Road, municipally known as 2150 Steeles Avenue West, in Part of Lot 1, Concession 3, Ward 4, City of Vaughan. The subject lands are part of York Region Condominium Corporation No. 554.

The subject lands are designated "Prestige Area" by OPA #450 (City Employment Area Plan), which permits a range of uses which require high visual exposure, good accessibility and an attractive working environment. The proposed veterinary clinic use conforms to the policies of the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The proposal to permit a veterinary clinic use on the subject lands within the EM1 Zone would require an amendment to By-law 1-88.

The surrounding land uses are shown on Attachment #1.

**Preliminary Review**

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

- i) the application will be reviewed in the context of the policies contained within OPA #450 (Employment Area Plan), Zoning By-law 1-88, the surrounding area context and other uses within the existing multi-unit building, to determine the appropriateness of permitting a veterinary clinic use on the subject lands within the EM1 Prestige Employment Area Zone;
- ii) review will be given to ensure that the proposed veterinary clinic operates entirely within the existing building in accordance with the requirements of the EM1 Zone, which does not permit outside activity or outside storage to occur;
- iii) review will be given to determine if consultant studies are required to be submitted in support of the proposal, and may include but not be limited to, traffic, parking, and noise reports.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The Region of York has indicated that they have no comments or objections to the proposed veterinary clinic use on the subject lands, as the appropriateness of the use will be determined by the City.

#### **Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Meeting or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of the applicable Official Plan policies, the requirements of By-law 1-88, the appropriateness of the proposed veterinary clinic use, and compatibility with adjacent land uses and other uses within the existing multi-unit building.

#### **Attachments**

1. Location Map
2. Site Plan

#### **Report prepared by:**

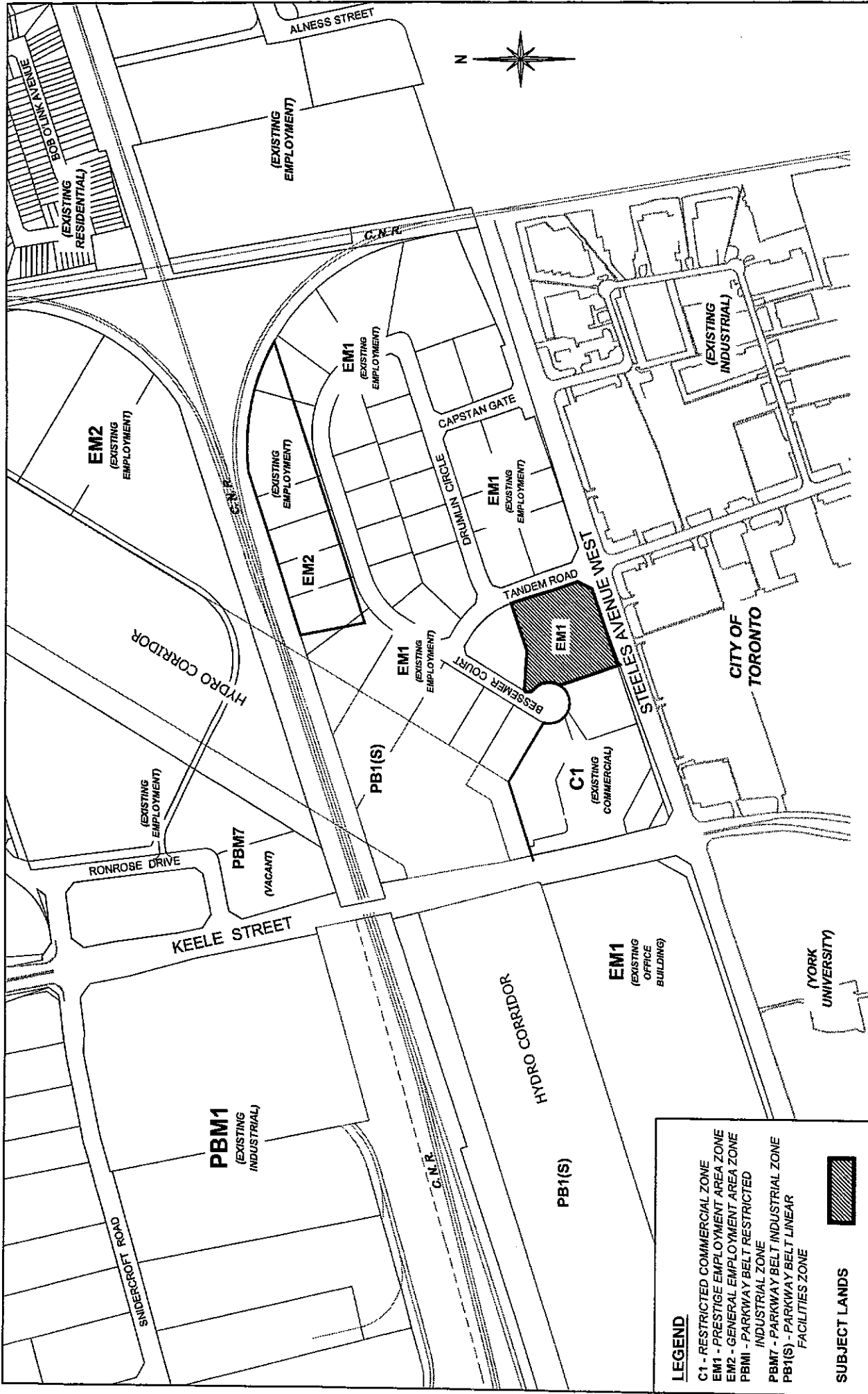
Ryan Mino, Planner, ext. 8213  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM



**LEGEND**

- C1 - RESTRICTED COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- PBM1 - PARKWAY BELT RESTRICTED INDUSTRIAL ZONE
- PBM7 - PARKWAY BELT INDUSTRIAL ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE

**SUBJECT LANDS**

# Location Map

Part of Lot 1,  
Concession 3  
APPLICANT:  
MOEZ & ZEENAT WALJI



Development Planning Department

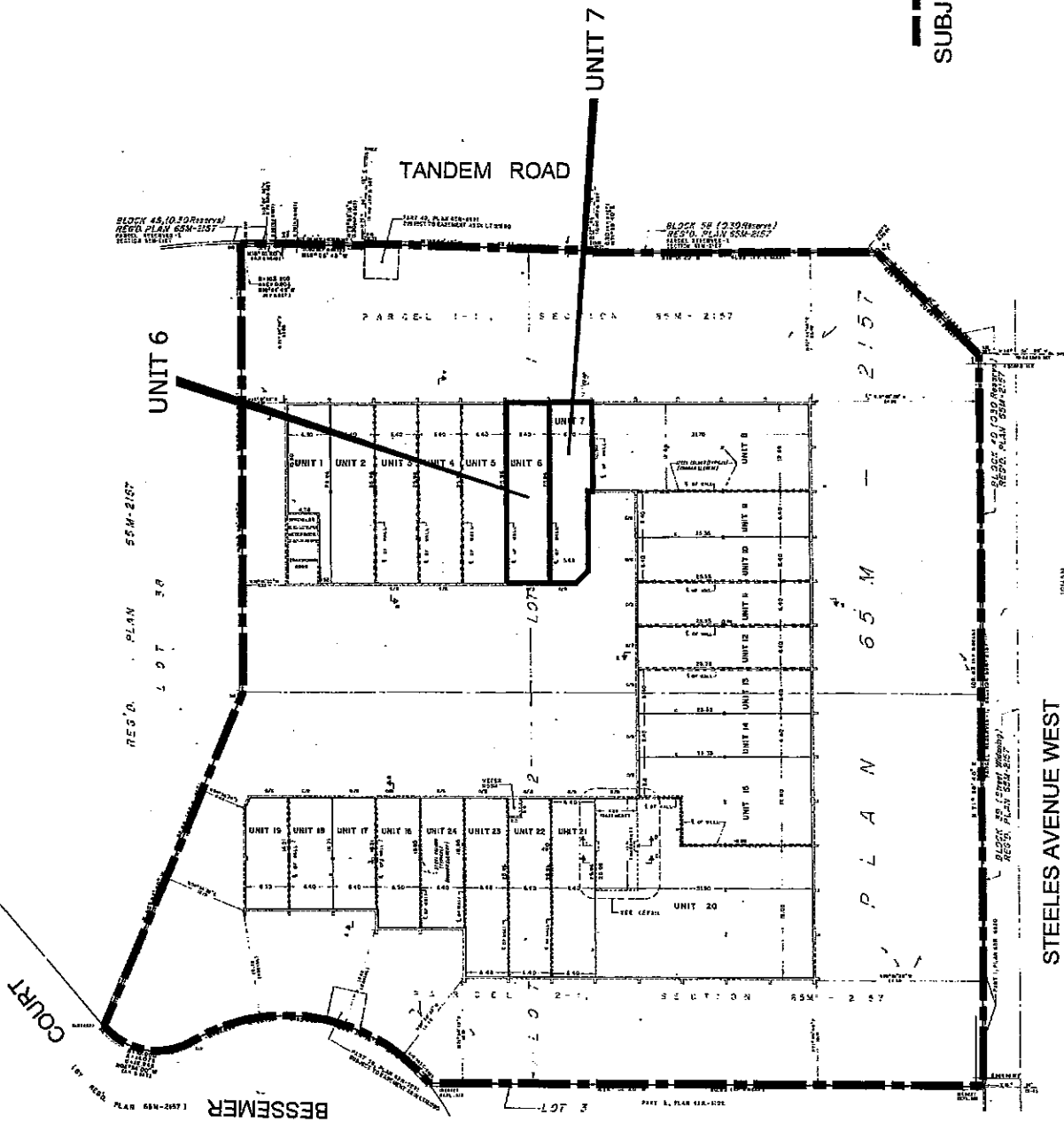
# Attachment 1

FILE No.:  
Z.08.070  
Not to Scale  
February 10, 2009

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ZONING AMENDMENT  
 APPLICATION TO PERMIT A  
 VETERINARY CLINIC HAVING A  
 GROSS FLOOR AREA OF 325 m<sup>2</sup>  
 IN UNITS 6 & 7 OF THE  
 EXISTING MULTI-UNIT BUILDING  
 ZONED EM1 PRESTIGE  
 EMPLOYMENT AREA ZONE



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 SUBJECT LANDS

# Site Plan

Part of Lot 1,  
 Concession 3

APPLICANT:  
 MOEZ & ZEENAT WALJI

N:\LOT1 ATTACHMENTS\VA-08.070



The City Above Toronto

Development Planning Department

STEELES AVENUE WEST

JOHAN

# Attachment 2

FILE No.:  
 Z.08.070

Not to Scale

February 10, 2009